



## Wenallt Bryn Pydew Road Llandudno Junction LL31 9QA £295,000

A spacious, well presented 3-bedroom semi-detached family home in popular setting on outskirts of village enjoying extensive countryside views.

Located in a semi rural setting but within easy access of both Llandudno, Colwyn Bay and the A55 Expressway. Improved and upgraded over the years benefiting from uPVC double glazing and central heating.

Panoramic views from rear rooms and raised decking extending towards Llandudno and the Great Orme.

Affording reception hall, lounge, breakfast kitchen & dining room opening onto raised decking, cloakroom, spacious landing, 3 bedrooms and 4 piece bathroom.

Brick paved driveway and parking, grassed gardens to front and rear.

Views to both front and rear elevations.

Viewing highly recommended.



Tel: 01492 555500  
<https://www.iwanmwilliams.co.uk>





## Location

Wenallt enjoys a semi rural setting surrounded by open countryside between the hamlets of Bryn Pydew and Glanwydden but within easy access of Llandudno, Conwy and Colwyn Bay. The property is also less than a mile from the A55 expressway.

The Accommodation Affords  
(approximate measurements only)

**Arched Covered Front Entrance:**

Attractive black and white tiling; light connected; uPVC double glazed front door and side panelling leading to:

**Spacious Reception Hall:**

Balustrade staircase leading off to first floor level; double panelled radiator; timber effect tiled floor; understairs storage cupboard and understairs cloakroom with low level WC, wall mounted Worcester combi boiler for central heating, wash basin, uPVC double glazed window overlooking side, extractor fan.

**Lounge:**

11'11" x 12'0" (3.65m x 3.67m)

Plus uPVC double glazed square bay window overlooking front of property. Telephone point; TV point; double panelled radiator; feature inglenook style recessed fireplace with tiled hearth and oak lintel over.

**Rear Dining Kitchen:**

**Dining Area:**

11'4" x 12'1" max. (3.47m x 3.69m max.)

Feature inglenook style fireplace with slate tiled hearth, oak lintel; double panelled radiator; tiled floor; uPVC double glazed French doors leading onto rear decking and garden enjoying extensive views towards Llandudno.



## Kitchen:

7'11" x 8'9" (2.43m x 2.68m)

Peninsular sub-dividing from dining area with small breakfast bar; fitted base and wall cupboards; single drainer sink with mixer tap; plumbing and space for automatic washing machine; integrated stainless steel oven; four place ceramic hob and canopy stainless steel extractor above. uPVC double glazed window overlooking rear enjoying extensive views. High level built-in cupboard housing electric meters.

## FIRST FLOOR

### Spacious Landing:

uPVC double glazed window overlooking side; access to roof space.

### Bedroom No 1:

11'11" x 12'0" (3.64m x 3.68m)

uPVC double glazed window overlooking front with open aspect and views; double panelled radiator; TV point.

### Bedroom No 2:

11'5" x 12'0" (3.49m x 3.68m)

uPVC double glazed window overlooking rear enjoying panoramic views; double panelled radiator; TV point.

### Bedroom No 3:

8'4" x 7'6" (2.56m x 2.29m)

Double panelled radiator; uPVC double glazed window overlooking front enjoying views.

## Bathroom:

8'4" x 5'6" (2.55m x 1.7m)

Panelled bath with mixer shower, pedestal wash hand basin, low level WC and corner shower cubicle with electric shower; ladder style chrome heated towel rail; uPVC double glazed window; shaver and light point; tiled floor.

## Outside:

The property commands a lovely position within the village of Bryn Pydew enjoying extensive views to front and rear. Front brick paved driveway providing off road parking, grassed garden. Side access leading to large rear garden grassed with hedged boundaries; raised decking off dining room enjoying extensive views.

## Services:

Mains electricity and water, septic tank drainage and LPG gas.

## Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)

## Council Tax Band:

Conwy County Borough Council tax band 'D'.

## Directions:

Proceed from the agents office onto the A55 Expressway, turn towards Llandudno at the A470, continue up the hill to the first roundabout, turn right signposted Bryn Pydew, first right again into Bryn Pydew and follow the road bearing right at the fork in the road, come to the junction, turn right and follow the road out towards Mochdre and the property will be viewed on the left hand side.

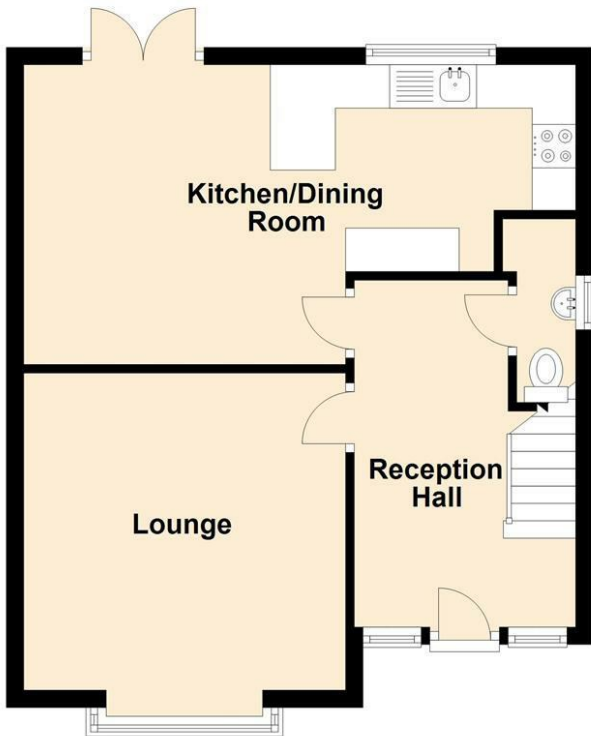
## Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

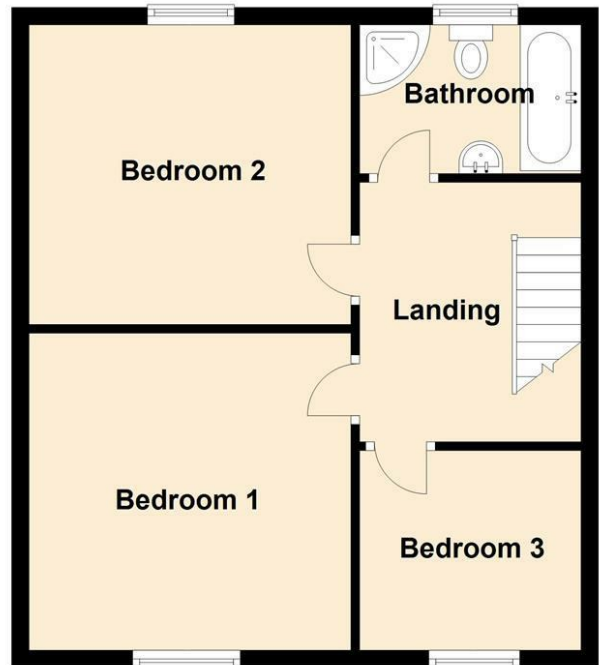


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	24	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Ground Floor



### First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.  
Plan produced using PlanUp.

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

## Iwan M Williams Estate Agents

5 Bangor Road  
Conwy  
LL32 8NG

Tel: 01492 555500  
Email: [conwy@iwanmwilliams.co.uk](mailto:conwy@iwanmwilliams.co.uk)  
Web: <https://www.iwanmwilliams.co.uk>

